

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144023/FH/2025

Date registered valid: 25 November 2025

Proposal: Part retrospective application for the erection of a single storey side extension, a single storey rear extension, and a single storey outbuilding

Address: 60 Shawbrook Road, Manchester, M19 1JE

Ward(s): Burnage Ward

Applicant: Mr Imran Afzal

Agent (if any): Mr Talat Zeria HSH Engineering Design Service Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 January 2026

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 December 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 December 2025 Expired: 28 December 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with a red tile hipped roof. The property features white uPVC windows, including a rounded two-storey bay to the front with a gable end roof form, a paved front driveway and front garden bordered by a mid-level brick wall with black railings, a front porch, a covered canopy to the side, a single storey rear outrigger, and a spacious rear garden.

Shawbrook Road is a residential street situated within the Burnage ward of Manchester, close to Heaton Moor Golf Club, Cringle Playing Fields, and Cringle Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

The property is not listed, nor is it sited within a conservation area.





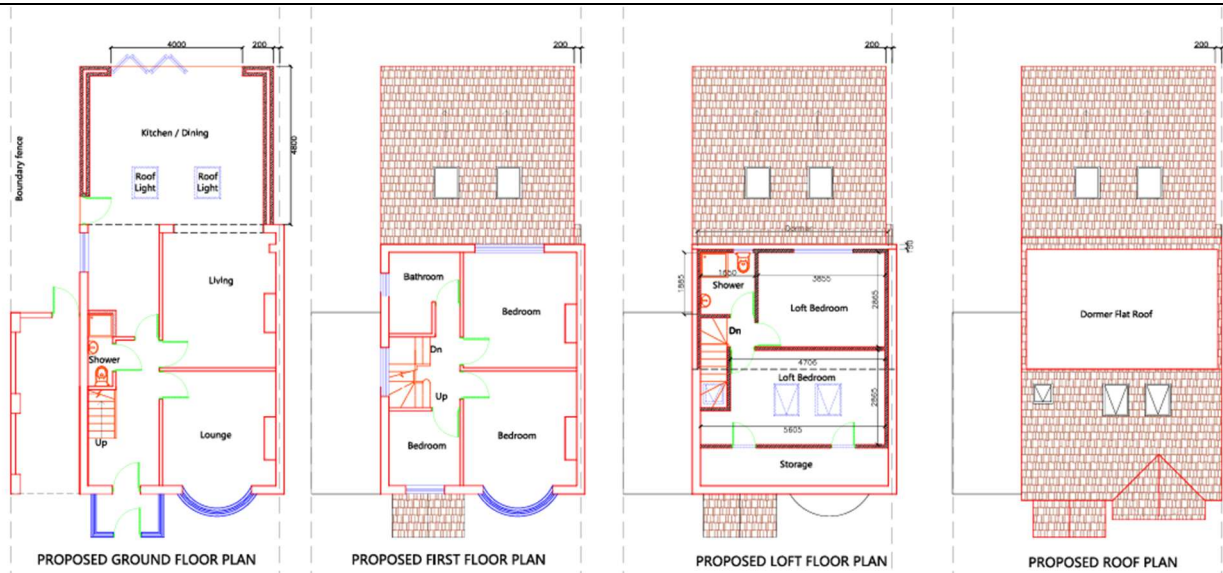


Description of development

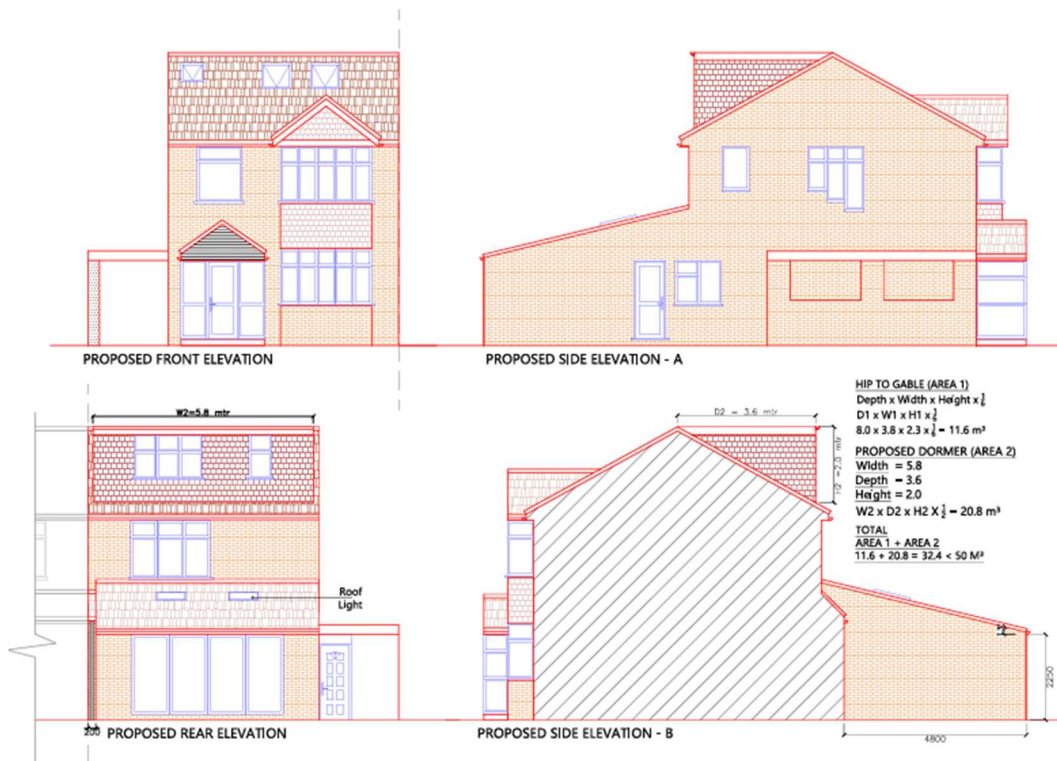
The applicant has submitted a “Part retrospective application for the erection of a single storey side extension, a single storey rear extension, and a single storey outbuilding”.

Planning history

133255/FH/2022 - Erection of single storey rear extension and installation of rear dormer to provide additional living accommodation – Approved (02.08.2022).



Approved plans of 133255/FH/2022



Approved elevations of 133255/FH/2022

Consultations & Notification Responses

Local residents – no response received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

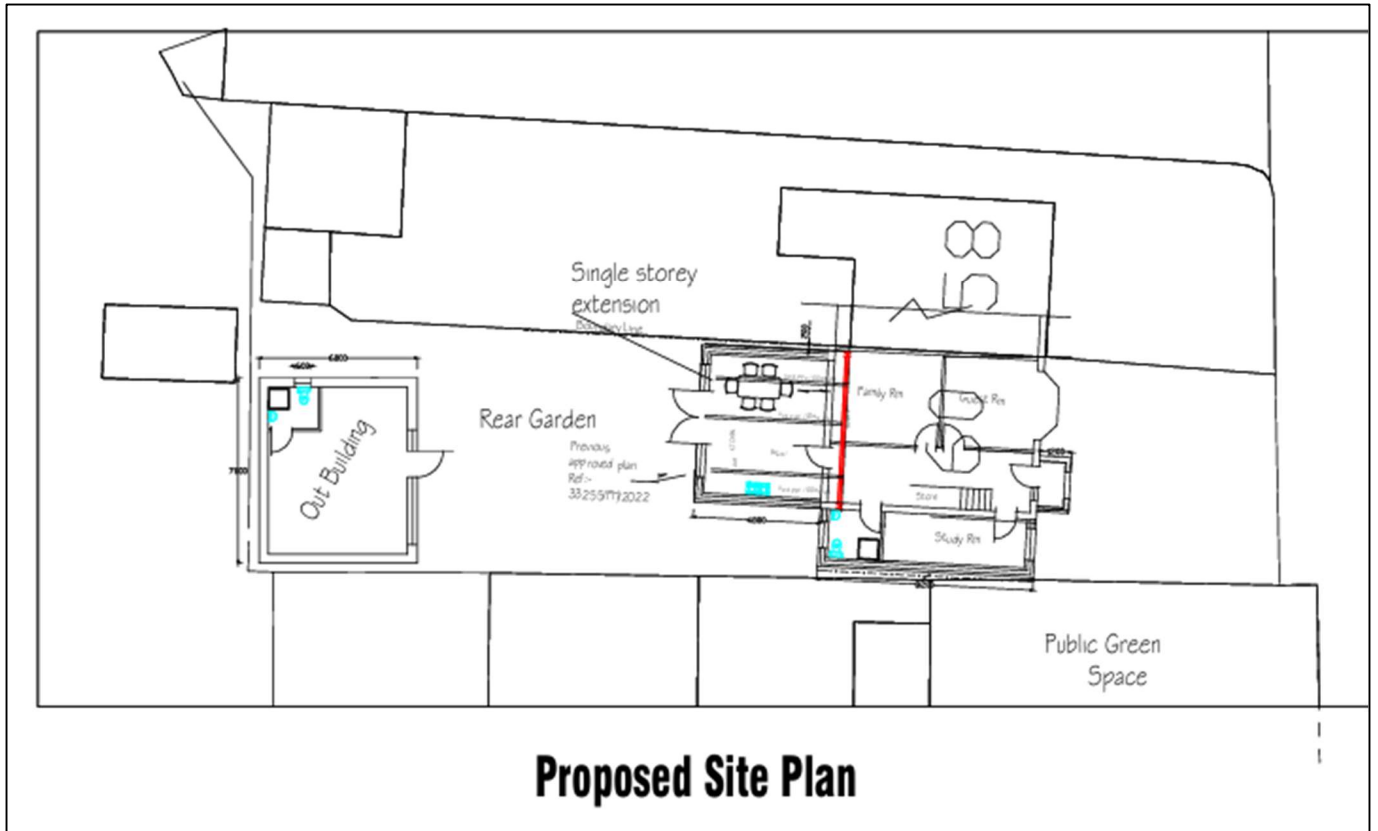
Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

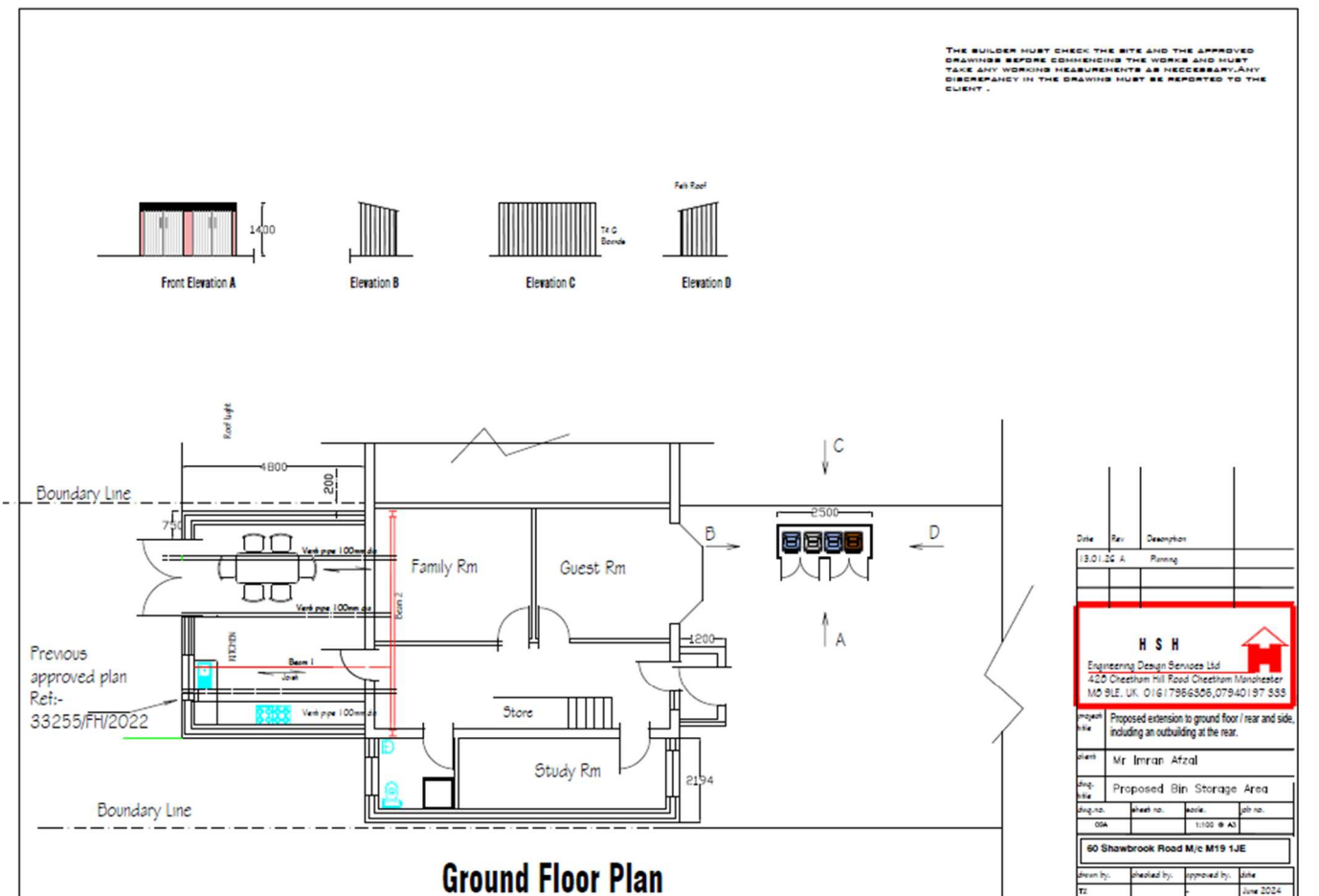
Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

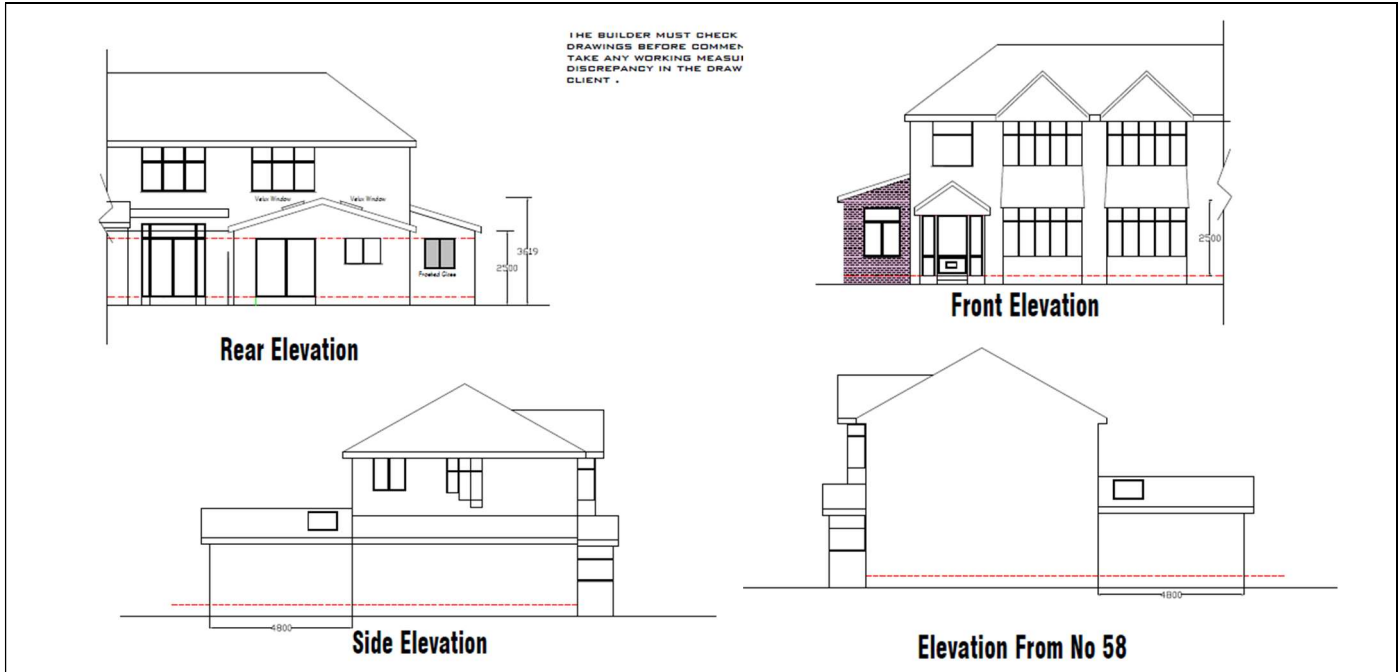
- Chapter 4 – Achieving Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places



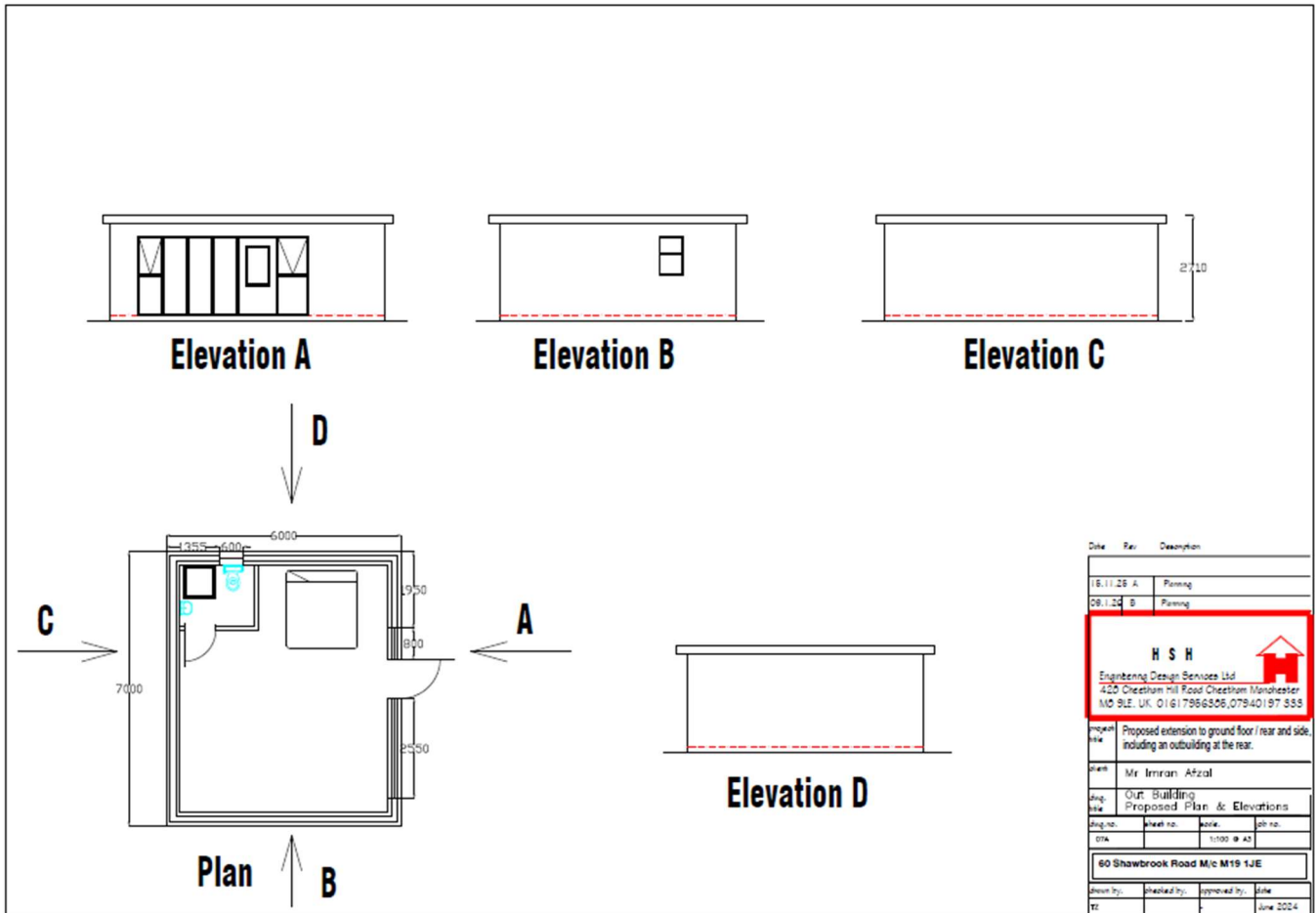
Submitted proposed site layout plan



Submitted proposed ground floor plan



Submitted proposed elevations



Submitted proposed outbuilding elevations

Issues

Principle – the principle of the proposal, to erect a single storey side extension, a single storey rear extension, and a single storey outbuilding, to provide additional and improved living accommodation for an existing dwellinghouse is acceptable, however, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking, as well as other matters.

Siting, scale, and massing – the single storey rear extension would be sited at the back of the property, replacing the existing outrigger, facing south/southwest. It would project 4.8m rearwards from the host dwellinghouse, with a width of 5.948m, a dual pitch roof height of 3.619m and an eaves height of 2.5m. A gap of 0.2m would be maintained to the boundary shared with No.58 Shawbrook Road and a gap of 2.346m would be maintained to the boundary shared with No.2 Westdale Gardens.

The single storey side extension would be sited along the eastern/southeastern edge of the property, replacing the existing canopy present. It would project 2.194m sideways from the host dwellinghouse, with a length of 8.2m, a pitched roof height of 3.378m and an eaves height of 2.5m. A gap of 0.15m would be maintained to the boundary shared with No.2 Westdale Gardens.

The outbuilding would be sited in the southeastern corner of the property's rear garden adjacent to the boundaries shared with residential properties located along Westdale Gardens. It would measure to 6m in length and 7m in width with a flat roof height of 2.71m. A gap of 0.25m would be maintained to the plot's eastern and southern boundaries, and a gap of 2.3m would be maintained to the plot's western boundary.

Overall, the siting, scale, and massing of the proposal is considered acceptable. Whilst the rear extension would project 4.8m beyond the rear elevation of the host dwellinghouse, exceeding the 3.65m limit set out in saved policy DC1 of the Unitary Development Plan for the City of Manchester, this is considered acceptable in these circumstances given that the footprint of the proposed rear extension would be comparable to that of the rear extension previously approved under application ref. 133255/FH/2022. It is considered that the proposed single storey rear and side extensions would be visually subservient to the host dwellinghouse by virtue of their single storey form and proportionate length, width, and height. As such, they would not read as excessively large or bulky additions. Further to this, the side extension would replace an existing canopy/overhang, therefore, this element of the proposal would not result in a significant alteration to the established character or conditions of the area.

The siting, scale, and massing of the outbuilding is also considered to be acceptable as its footprint would not exceed that which could be erected under permitted development rights, as it would avoid more than half the area of land around the original dwellinghouse being covered by additions and other buildings. Therefore, though the proposed outbuilding would represent a relatively sizeable addition within the rear garden, it is considered acceptable in these circumstances on account of the permitted development fallback position. Further to this, as the outbuilding would feature a flat roof with a height of 2.71m, positioned away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries (ranging from 0.25m to 2.3m), it is considered that it would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

Appearance and visual amenity – the single storey rear extension would be constructed of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and

doors. Its side elevations would be blank whilst its rear elevation would feature a set of doors and one window. One Velux skylight would be featured on each of its roof slopes.

The single storey side extension would be constructed of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and doors. Its side elevation would be blank whilst its front and rear elevations would each feature one window.

The single storey outbuilding would be constructed of brickwork and roof tiles to match the existing dwellinghouse with uPVC-framed windows and doors. Its southern and eastern elevations would be blank, whilst its western elevation would feature one window, and its northern elevation would feature a set of doors and windows.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at side and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials (i.e., red brickwork and red roof tiles) should provide a blended appearance and cohesive relationship with the host dwellinghouse, ensuring that the extensions and outbuilding do not form overly prominent visual features. Hence, the proposal is not anticipated to result in any significant adverse impact upon the character of the application property or the wider area.

Residential amenity – given that the proposed rear extension would be single storey in form with a dual pitch roof height of 3.619m, an eaves height of 2.5m adjacent to the boundary shared with the adjoining property and a 2.5m gap maintained to the properties along Westdale Gardens, it is considered that it would not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an unduly overbearing presence into the area. Further to this, as its side elevations would be blank, the rear extension would not give rise to opportunities for overlooking, therefore, the privacy of neighbouring occupiers would not be compromised by the works.

Similarly, given that the proposed side extension would be single storey in form, would replace an existing canopy at the property and would feature a pitched roof height of 3.378m together with an eaves height of 2.5m, it is considered that it would not cause significant issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an unduly overbearing presence into the area. Further to this, as its side elevation would be blank, the side extension would not give rise to opportunities for overlooking, therefore, the privacy of neighbouring occupiers would not be compromised by the works.

Given that the outbuilding would be single storey with a flat roof height of 2.71m, sited at the southeastern end of the rear garden away from neighbouring dwellinghouses, with adequate gaps maintained to the plot's shared boundaries (ranging from 0.25m to 2.3m), it is considered that it would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank eastern and southern elevations (in proximity to the plot's shared boundaries) should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Waste storage – the proposal would eliminate external access to the rear of the property, meaning the property's refuse bins would have to be stored to the front. In order to mitigate the perceived harm caused to the visual amenity of the area as a result of these arrangements, details of a secure and screened bin store (able to accommodate 4no. 240L refuse bins) have been provided and conditioned accordingly.

Parking – sufficient space for at least one vehicle (2.4m by 4.8m) would be retained on the property's driveway.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework (2024).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following documents and drawings:

'Out Building Proposed Plan & Elevations', numbered '07A', received by the City Council as Local Planning Authority on the 12th January 2026.

'Proposed Bin Storage Area', numbered '09A', received by the City Council as Local Planning Authority on the 13th January 2026.

'Proposed Elevations', numbered '05C', received by the City Council as Local Planning Authority on the 19th January 2026.

'Proposed Elevations', numbered '06D', received by the City Council as Local Planning Authority on the 19th January 2026.

'Proposed Site Plan', numbered '8C', received by the City Council as Local Planning Authority on the 21st January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the single storey side extension, the single storey rear extension, and the single storey outbuilding hereby approved shall be similar in appearance to the existing dwellinghouse in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Bin store:

The bin storage area shown on the approved plan titled 'Proposed Bin Storage Area', numbered '09A', received by the City Council as Local Planning Authority on the 13th January 2026, shall be made available as part of the development and used for the storage of refuse. The bin storage area shall be retained for that purpose.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

5) Restriction on additional openings – extensions:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the eastern/southeastern and western/northwestern elevations of the single storey side extension and single storey rear extension hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Restriction on additional openings – outbuilding:

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the eastern/southeastern and

southern/southwestern elevations of the single storey outbuilding hereby approved, without planning permission being granted by the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) Outbuilding use restriction:

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 60 Shawbrook Road, Manchester M19 1JE. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Westdale Gardens, Manchester, M19 1JD
53 Shawbrook Road, Manchester, M19 1JF
8 Westdale Gardens, Manchester, M19 1JD
58 Shawbrook Road, Manchester, M19 1JE
4 Westdale Gardens, Manchester, M19 1JD
197B Errwood Road, Manchester, M19 1JB
197A Errwood Road, Manchester, M19 1JB
51 Shawbrook Road, Manchester, M19 1JF
49 Shawbrook Road, Manchester, M19 1JF
6 Westdale Gardens, Manchester, M19 1JD
2 Westdale Gardens, Manchester, M19 1JD
12 Westdale Gardens, Manchester, M19 1JD
197 Errwood Road, Manchester, M19 1JB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA